

CITY OF SAINT PAUL Christopher B. Coleman, Mayor

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Code Compliance Report

October 31, 2013

Housing & Redev Authority 25 Fourth St W #1100 St Paul MN 55102-1634 * * This Report must be Posted on the Job Site * *

Re: 279 Bates Ave File#: 06 107112 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on September 17, 2013.

Please be advised that this report is accurate and correct as of the date October 31, 2013. All deficiencies identified by the City after this date must also be corrected and all codes and ordinances must be complied with. This report is valid for 365 days from October 31, 2013. This report may be used in lieu of a Truth in Housing Report required in St Paul Legislative Code 189. This building must be properly secured and the property maintained at all times.

In order to sell or reoccupy this property the following deficiencies must be corrected:

ZONING

- 1. This property is in a(n) RT1 zoning district.
- 2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger Phone: 651-266-9046

- Insure basement cellar floor is even, is cleanable, and all holes are filled.
- Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed.
- Tuck Point interior/exterior of foundation as necessary.
- Dry out basement and eliminate source of moisture.
- Remove mold, mildew and moldy or water damaged materials.
- Permanently secure top and bottom of support posts in an approved manner.
- Install handrails (34 inches 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment.
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.

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BUILDING Inspector: Jim Seeger Phone: 651-266-9046

- Provide complete storms and screens, in good repair for all door and window openings.
- Provide functional hardware at all doors and windows
- Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
- Repair or replace damaged doors and frames as necessary, including storm doors.
- Weather seal exterior doors, threshold and weather-stripping.
- Install floor covering in bathroom and kitchen that is impervious to water.
- Repair walls, ceiling and floors throughout, as necessary.
- Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present.
- Any framing members that required repair or do not meet code (where wall and ceiling covering is removed, members that are over-spanned, over-spaced, not being carried properly, door and window openings that are not adequately supported, etc.) are to be reconstructed in an approved manner.
- Provide fire block construction as necessary and seal chases in basement ceiling.
- Where wall and ceiling covering is removed install full thickness or code-specified insulation.
- Air-seal and insulate attic/access door.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
- Provide major clean-up of premises.
- Verify proper venting of bath exhaust fan to exterior.
- Provide weather sealed, air sealed and vermin sealed exterior.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Install downspouts and a complete gutter system.
- Install rain leaders to direct drainage away from foundation.
- Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.
- Repair and re-support stairs and landing in basement.
- Remove wall covering from exterior walls of basement.
- Remove floor covering in basement and repair concrete floor.
- Repair sink base cabinet in kitchen or replace.
- Install safety glass in window at bottom of stairs to 2nd. floor and in window over bathtub.
- No entry to front porch (all to meet code)
- Replace front steps and landing to code.
- A building permit is required to correct the above deficiencies.

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ELECTRICAL Inspector: Randy Klossner Phone: 651-266-9032

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC
- Verify that fuse/circuit breaker amperage matches wire size
- Close openings in service panel/junction boxes with knockout seals, breaker blanks, and/or junction box covers
- Properly strap cables and conduits in basement.
- Install globe-type enclosed light fixture on all closet lights
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Install hard-wired, battery backup smoke detector and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement.
- Replace all painted-over receptacles.
- Install box extensions on devices mounted in wood paneling where required by the NEC.
- Insure wiring above drop ceiling to NEC.
- Relocate service panel outside of bathroom and insure proper clearance to meet NEC requirements.
- Based on repair list purchase permit for a service and 6 circuits.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Steve Fernlund Phone: 651-266-9052

- Basement Water Heater No gas shut off or gas piping incorrect (MFGC 402.1)
- Basement Water Heater T and P relief discharge piping incorrect (MPC 2210 Subp. 4)
- Basement Water Heater Vent must be in chimney liner (MFGC 501.12)
- Basement Water Heater Water piping incorrect (MPC 1730 Subp. 1)
- Basement Water Heater gas venting incorrect (MFGC 503)
- Basement Water Heater not fired or in service (MPC 2180)
- Basement Water Meter raise meter to a minimum 12 inches above floor (MPC 2280)
- Basement Water Piping repair or replace all corroded, broken or leaking piping (MPC 4715.1720)
- Basement Water Piping run 1 inch water line from meter to first major take off (SPRWS Water Code)
- Basement Gas Piping dryer gas shutoff; connector or piping incorrect (MFGC 411)
- Basement Gas Piping run dryer vent to code (MFGC 614.1 614.7)

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PLUMBING Inspector: Steve Fernlund Phone: 651-266-9052

- Basement Soil and Waste Piping improper connections, transitions, fittings or pipe usage (MPC 2420)
- Basement Soil and Waste Piping improper pipe supports (MPC 1430 Subp. 4)
- Basement Soil and Waste Piping no front sewer clean out (MPC 1000)
- Basement Soil and Waste Piping no soil stack base clean out
- Basement Soil and Waste Piping replace corroded cast iron or steel waste piping (MPC 0200)
- Basement Soil and Waste Piping unplugged or open piping; back pitched piping (MPC 1000)
- Basement Laundry Tub provide a vacuum breaker for the spout (MPC 2000 B)
- Basement Laundry Tub unvented (MPC 0200 E)
- Basement Laundry Tub waste incorrect (MPC 2300)
- Basement Lavatory incorrectly vented (MPC 2500)
- Basement Toilet Facilities incorrectly vented (MPC 2500)
- Basement Tub and Shower provide anti-scald valve (MPC 1380. Subp. 5)
- Basement Tub and Shower unvented (MPC 0200. E)
- Basement Tub and Shower waste incorrect (MPC 2300)
- First Floor Gas Piping range gas shut off; connector or piping incorrect (MFGC 411)
- First Floor Sink unvented (MPC 0200. E)
- First Floor Sink waste incorrect (MPC 2300)
- Second Floor Provide code approved faucet at second floor bathtub.
- Second Floor Lavatory faucet is missing, broken, or parts missing (MPC 0200.P.)
- Second Floor Lavatory waste incorrect (MPC 2300)
- Second Floor Toilet Facilities fixture is broken or parts missing (MPC 0200 0.)
- Second Floor Toilet Facilities reset the toilet on a firm base (MPC 0870)
- Second Floor Tub and Shower provide anti-scald valve (MPC 1380. Subp. 5)
- Exterior Lawn Hydrants Requires backflow assembly or device (MPC 2000)
- All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

HEATING Inspector: Maureen Hanson Phone: 651-266-9043

- Install approved level handle manual gas shutoff valve on furnace and remove unapproved valve.
- Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
- Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe
- Replace furnace flue venting to code.

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HEATING Inspector: Maureen Hanson Phone: 651-266-9043

- Connect furnace and water heater venting into chimney liner.
- Provide adequate clearance from furnace vent connector to combustible materials or provide approved shielding according to code.
- Provide adequate combustion air and support duct to code
- Provide support for gas lines to code
- Plug, cap and/or remove all disconnected gas lines
- Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
- All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
- Repair and/or replace heating registers as necessary
- Provide heat in every habitable room and bathrooms
- Mechanical gas permit is required for the above work.

Notes:

- See attachment for permit requirements and appeals procedure.
- Provide plans and specifications for any portion of the building that is to be rebuilt.
- This property is in a designated Heritage Preservation District and all exterior work is subject to HPC guidelines and review before permits are issued. See attached explanation of design review process.
- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.

This is a registered vacant building. In order to sell or reoccupy this building, all deficiencies listed on this code compliance report must be corrected in accordance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34) and all required permits must receive final approval within six (6) months of the date of this report. One (1) six-month time extension may be requested by the owner and will be considered if it can be shown that the code compliance work is proceeding and is more than fifty (50) percent complete in accordance with Legislative Code Section 33.03(f).

You may file an appeal to this notice by contacting the City Clerk's Office at 651-266-8688. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this notice when you appeal, and pay a filing fee.)

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If you have any questions regarding this inspection report, please contact Jim Seeger between 7:30 - 9:00 AM at 651-266-9046 or leave a voice mail message.

Sincerely,

James L. Seeger
Code Compliance Officer
Department of Safety and Inspections
City of Saint Paul
375 Jackson Street, Suite 220
Saint Paul MN 55101

Phone: 651-266-9046

Email: jim.seeger@ci.stpaul.mn.us

JLS:ml Attachments